

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
September 9<sup>th</sup>, 2015**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD  
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE  
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.  
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of August 26<sup>th</sup>, 2015 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE  
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE  
FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY  
COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY SEPTEMBER 22,  
2015:**

**HIALEAH PLANNING AND ZONING BOARD MEETING September 9<sup>th</sup>, 2015**

- 3. Variance** permit to allow a self-storage facility on property zoned CBD (Central Business District); allow a total of 15 parking spaces, consisting of 10 off-street and 5 on-street parking spaces, where a total of 25 parking spaces are required. Property located at 180 West 6 Street, Hialeah; and variance to repeal and rescind Ordinance No.08-68, dated 8-25-08, Special Use Permit (SUP) to extend the Neighborhood Business Overlay District regulations; and release related Declaration of Restricted Covenants, dated 9-18-2008 as recorded in Official Records Book 26573, Pages 4965-4969, of the Public Records of Miami-Dade County, Florida, on property located at 157 West 5 Street, Hialeah.  
**Applicant: Joseph G. Goldstein, Esq. on behalf of Manhattan Construction Investment, Inc., OVI Investments, Inc., and Canaiman Investments, Inc.**
- 4. Conditional Use Permit** to allow the expansion of an existing pre-school (Bay 12), for a proposed incorporation of a Kindergarten, within the M-1 zoning district. Property located at 2800 West 84 Street, Bay 12, Hialeah.  
**Applicant: Cary Gonzalez Abreu**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 5.** Old Business.
- 6.** New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.